

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	20 Sector Drive	Date:	March 29 <sup>th</sup> , 2016
Perm. Parcel No:	812-01-031	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Lakeside REO Ventures, LLC	Maximum Occupancy:	2 persons
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

**NOTE: The water service was off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.**

**HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):**

- 1) Relocate the smoke detector on the first floor level to meet MFR installation instructions.

**REQUIRED MAINTENANCE ITEMS:**

- 1) Remove all trash, rubbish, garbage or debris on property, especially behind house and in garage.

**EXTERIOR ITEMS:**

- 1) Repair the damage to the tree lawn using top soil if necessary and seed the area.

**GENERAL ELECTRICAL ITEMS:**

- 1) Properly install electric service to garage. Conductors pulling away at house and in contact with spouting at garage. Note that an electric permit was issued to Gilbert electric but the corrections have not been addressed or re-inspection requested. This item is part of the December 17, 2014 Point of Sale.

**NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS:**

*Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.***

**THE CITY REQUIRES VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE PAID. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER****

*This dwelling unit has been measured and determined to be approved for a maximum of TWO (2) occupants (total of both adults and children)*

**NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.**

**NOTICE**

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.**

**CITY OF BEDFORD BUILDING DEPARTMENT****Inspector:**

Richard Hickman